

Dane County Rezone Petition

Application Date	Petition Number
07/15/2021	DCPREZ-2021-11744
Public Hearing Date	
09/28/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RON AND CATHERINE HASSLINGER	PHONE (with Area Code) (608) 206-1435	AGENT NAME CHUCK SIEWART	PHONE (with Area Code) (608) 273-4141
BILLING ADDRESS (Number & Street) 2525 TOWER DR		ADDRESS (Number & Street) 2858 DOVER CIRCLE	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) Fitchburg, WI 53711	
E-MAIL ADDRESS blueskycathy@yahoo.com		E-MAIL ADDRESS chuck@regalroadsters.com	

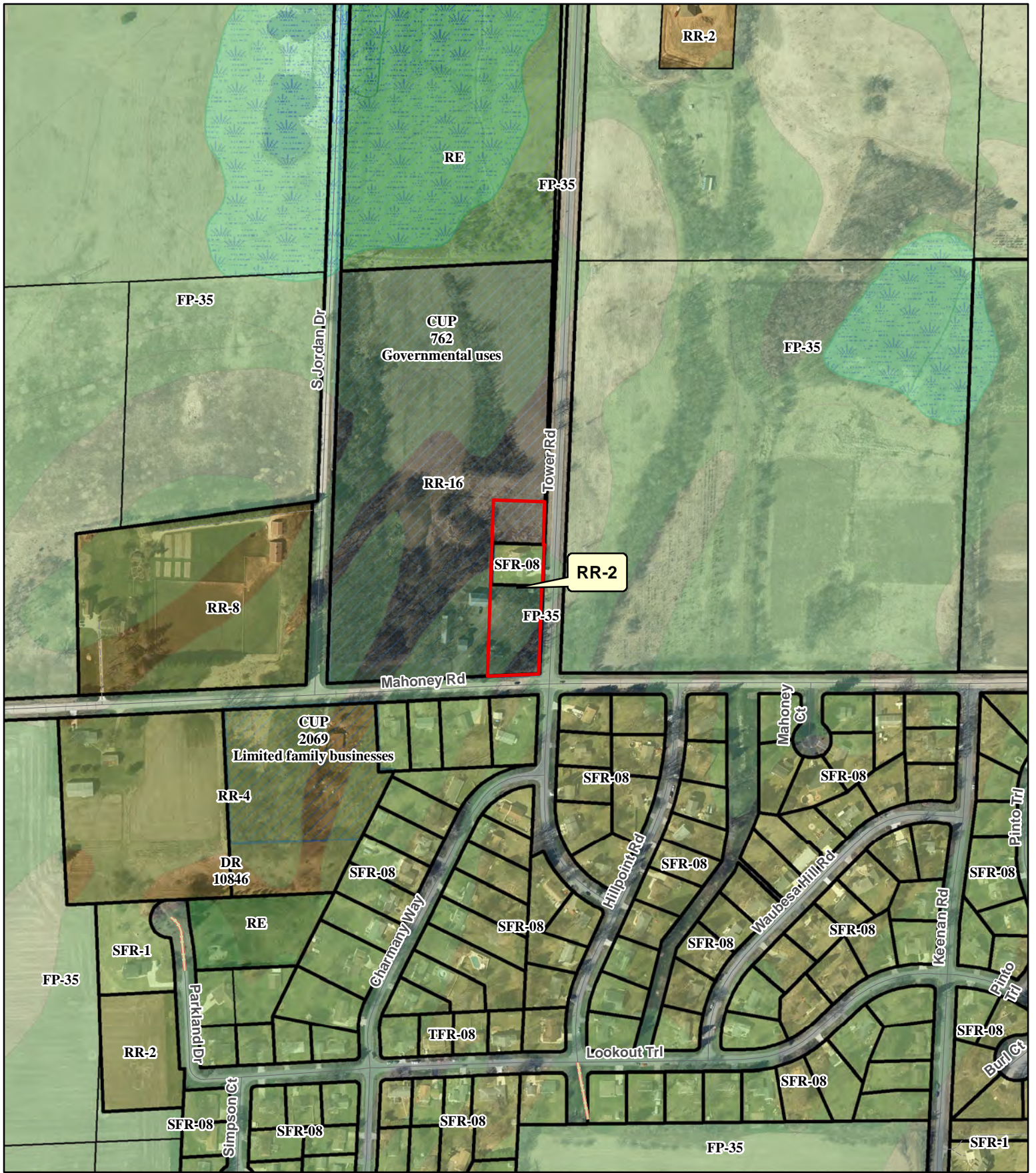
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2525 Tower Road					
TOWNSHIP DUNN	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-171-9911-0		0610-171-9501-7			

REASON FOR REZONE





SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LANDOWNERS

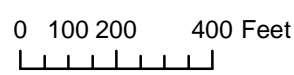
FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	RR-2 Rural Residential District	.47
RR-16 Rural Residential District	RR-2 Rural Residential District	1.53

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---



Legend

- | | | | | |
|--|------------|---|---|---------|
|  | Wetland | Significant Soils |  | Class 1 |
|  | Floodplain |  | Class 2 | |



Petition 11744
 RON and CATHERINE
 HASSLINGER



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Ron and Catherine Hasslinger	Agent Name:	
Address (Number & Street):	2525 Tower Rd	Address (Number & Street):	
Address (City, State, Zip):	McFarland, WI 53558	Address (City, State, Zip):	
Email Address:	blueskycathy@yahoo.com	Email Address:	
Phone#:	608-206-1435	Phone#:	

PROPERTY INFORMATION			
Township:	Dunn	Parcel Number(s):	028 / 0610-171-9911-0 and 028 / 0610-171-9501-7
Section:	17	Property Address or Location:	2525 Tower Rd, McFarland WI 53558

REZONE DESCRIPTION		
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>We would like to purchase 1.53 acres from our neighbor (listed as additional property owners) by lot line adjustment to increase the size of our lot from .47 acres to 2.0 acres. We would like to rezone our property from SFR-08 to RR-2 and record a CSM. No new lots would be created. Current use for the .47 acre SFR-08 area is residential. Current use of the 1.53 acre area of RR-16 to be purchased is residential and small scale agriculture. Future uses of the 2 acre parcel after the lot line adjustment include residential, small scale agricultural uses, and building a new approximately 30x40 shed near our house. Use of the shed will be personal storage.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-08	RR-2	.47
RR-16	RR-2	1.53

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
--	--	---	---	---

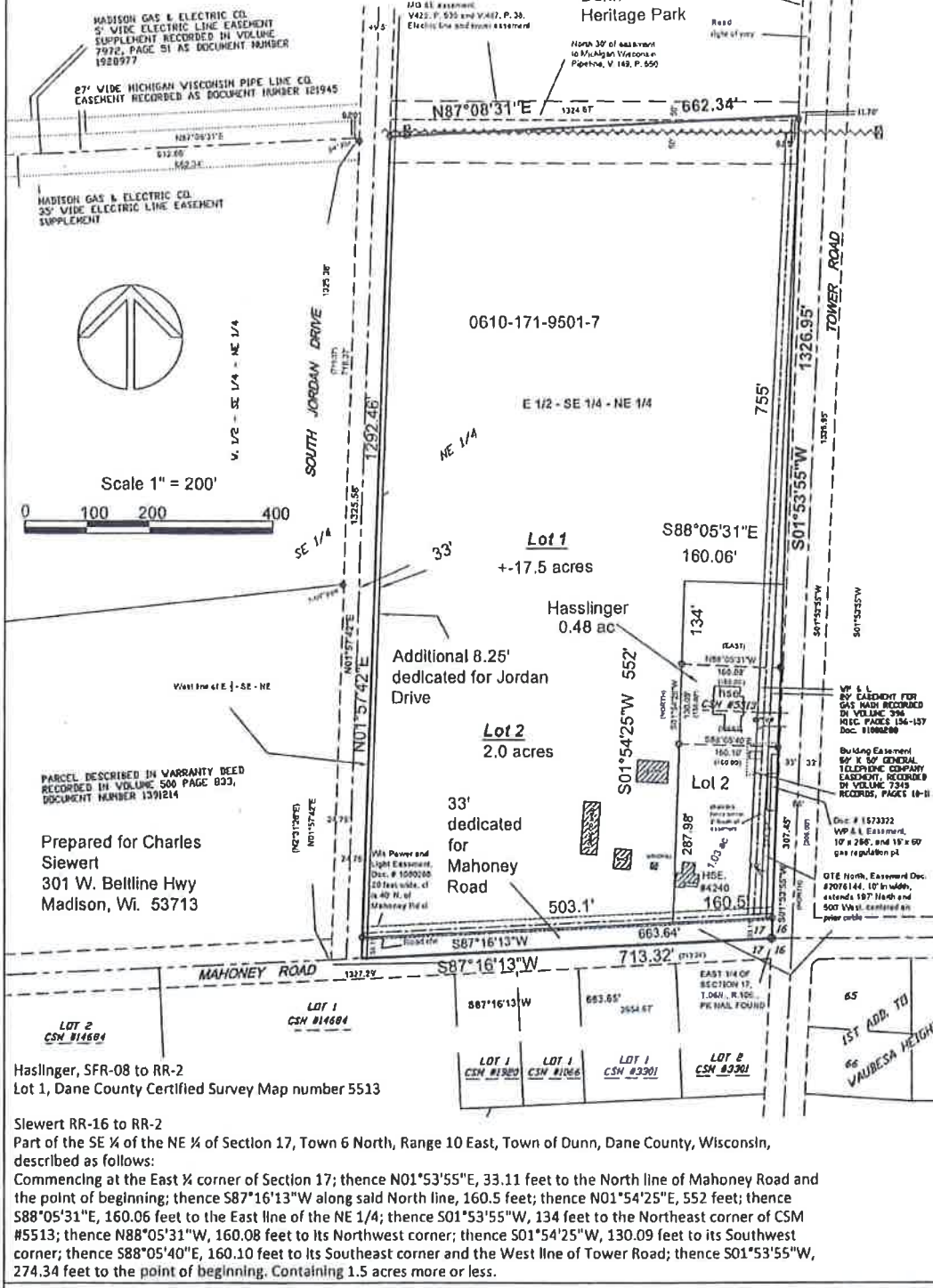
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date 7/15/2021

Preliminary Certified Survey Map

Part of the SE 1/4 of the NE 1/4 of Section 17, Town 6 North, Range 10 East,
Town of Dunn, Dane County, Wisconsin



MADISON GAS & ELECTRIC CO.
5' WIDE ELECTRIC LINE EASEMENT
SUPPLEMENT RECORDED IN VOLUME
79972, PAGE 51 AS DOCUMENT NUMBER
1928977

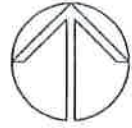
27' WIDE MICHIGAN WISCONSIN PIPE LINE CO.
EASEMENT RECORDED AS DOCUMENT NUMBER 121945

MADISON GAS & ELECTRIC CO.
35' WIDE ELECTRIC LINE EASEMENT
SUPPLEMENT

MJO EE assessment
V422, P. 535 and V442, P. 26,
Electric line and tower assessment

Dunn
Heritage Park

North 30' of easement
to Michigan Wisconsin
Pipe Line, V. 143, P. 550



Scale 1" = 200'

0 100 200 400

PARCEL DESCRIBED IN WARRANTY DEED
RECORDED IN VOLUME 500 PAGE 823,
DOCUMENT NUMBER 1391214

Prepared for Charles
Siewert
301 W. Bellline Hwy
Madison, WI. 53713

5' EASEMENT FOR
GAS MAIN RECORDED
IN VOLUME 396
REC. PAGES 134-137
Doc. # 1106228

Building Easement
BY X 50' GENERAL
TELEPHONE COMPANY
EASEMENT, RECORDED
IN VOLUME 7349
RECORDS, PAGES 10-11

Doc. # 1523322
WP & L Easement,
10' x 286', and 15' x 60'
gas regulation pt.

GTE North Easement Dec.
#2076144, 10' in width,
extends 197' North and
500' West, centered on
power cable.

Haslinger, SFR-08 to RR-2
Lot 1, Dane County Certified Survey Map number 5513

Siewert RR-16 to RR-2
Part of the SE 1/4 of the NE 1/4 of Section 17, Town 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin,
described as follows:
Commencing at the East 1/4 corner of Section 17; thence N01°53'55"E, 33.11 feet to the North line of Mahoney Road and
the point of beginning; thence S87°16'13"W along said North line, 160.5 feet; thence N01°54'25"E, 552 feet; thence
S88°05'31"E, 160.06 feet to the East line of the NE 1/4; thence S01°53'55"W, 134 feet to the Northeast corner of CSM
#5513; thence N88°05'31"W, 160.08 feet to its Northwest corner; thence S01°54'25"W, 130.09 feet to its Southwest
corner; thence S88°05'40"E, 160.10 feet to its Southeast corner and the West line of Tower Road; thence S01°53'55"W,
274.34 feet to the point of beginning. Containing 1.5 acres more or less.

Wisconsin Mapping, LLC * surveying and mapping services 306 West Quarry Street, Deerfield, Wisconsin 53531 (608) 764-5602	Dwg. No. 5565-20	Date 6/15/2020
	Sheet 1 of 1	
	Document No. _____	
	C.S.M. No. _____ V. _____ P. _____	

SFR-08 to RR-2

Lot 1 of CSM #5513 part of the SE ¼ of the NE ¼ of Sec 17, T6N, R10E, Town of Dunn, Dane County, Wisconsin.

RR-16 to RR-2

Part of the SE ¼ of the NE ¼ of Sec 17, T6N, R10E, Town of Dunn, Dane County, Wisconsin. Described as follows: Commencing at the East ¼ corner of Sec 17; thence N01°53'55"E, 33.11 feet to the North line of Mahoney Road and the point of beginning; thence S87°16'13"W along said North line, 160.50 feet; thence N01°54'25"E, 552 feet; thence S88°05'31"E, 160.06 feet to the east line of the NE ¼; thence S01°53'55"W, 134 feet to the NE corner of CSM #5513; thence N88°05'31"W, 160.08 feet to its NW corner; thence S01°54'25"W, 130.09 feet to its SW corner; thence S88°05'40"E, 160.10 feet to its SE corner and the West line of Tower Rd; thence S01°53'55"W, 274.34 feet to the point of beginning. Containing 1.5 acres more or less.